

AGENDA
PLANNING AND ZONING COMMISSION
Diamondhead, Mississippi
Diamondhead City Hall Council Chamber
SEPTEMBER 22, 2015
5:30 p.m.

- 1. Call to Order**
- 2. Statement of Purpose**
- 3. Pledge of Allegiance**
- 4. Roll Call**
- 5. Confirmation or Adjustments to Agenda**
- 6. Approval of Minutes-JULY 28, 2015**
- 7. New Business**

- **Case File Number 2015-00278**

The Diamondhead POA represented by Darrel Kinchen has filed an application requesting a Conditional Use Permit from the Zoning Ordinance (Article 2.5) to allow the use and operation of a dog park. Case File Number 201500278.

The property address is 98182 Golf Club Drive. The tax parcel number is 067G-2-25-010.000. The property is located east of and adjacent to Golf Club Drive and north of Ana Hulu Street. The property is zoned as PFR (Public Facilities & Recreation).

Receive public comments-please state your name and property address for the record
Discussion of conditional use by Commissioners

- **Case File Number 2015-00290**

Mr. Gary Sheets has filed an application requesting to encroach within the required 20' separation distance between townhouse building clusters from the Zoning Ordinance (Article 4.7.5 E ii b). This variance would allow the construction of a golf cart shed within 10' 10" of the adjacent townhouse (278 Highpoint Drive).

The property address is 277 Highpoint. The tax parcel number is 067L-0-35-088.000. The property is located north of and adjacent to Highpoint Drive. The property is zoned as R-3 (High Density Single Family). The Case File Number is 201500290.

Receive public comments-please state your name and property address for the record

Discussion of variance petition by Commissioners

- **Case File Number 2015-00279**

The City of Diamondhead represented by Ronald Jones has filed an application requesting a text amendment to the Zoning Ordinance (Section 9.8 GENERAL REQUIREMENTS AND RESTRICTIONS; SUBSECTION H) to allow the use of chain link fencing in a Public Facilities and Recreational zoning district. Case File Number 201500279.

PROPOSED TEXT CHANGE (RED) TO SUBSECTION H:

H. In C-1, C-2, T, and I zoning districts, fences shall not exceed six (6) feet in height, unless otherwise permitted by this ordinance, and may be constructed with angle arms at the top and such angle arms may be armed with barbed wire. Such arms shall not extend over public property, city, county, or state rights-of-way, easements or adjacent private property. Any property that requires a screening device shall conform to the general development ordinance.

In the Public Facilities and Recreation (PFR) zoning district, fences shall not exceed six (6) feet in height unless otherwise permitted by the Zoning Administrator to meet the recreational needs and standards and for public safety concerns in parks which chain link may be utilized as the fence material.

Receive public comments-please state your name and property address for the record
Discussion of text amendment by Commissioners

- **Case File Number 2015-00280**

The City of Diamondhead represented by Ronald Jones has filed an application requesting a text amendment to the Zoning Ordinance (Article 8.4.1 E DESIGN STANDARDS FOR OFF-STREET PARKING-GENERAL REQUIREMENTS; Article 8.4.2 E.; PARKING SPACE GEOMETRY; Article 8.5.2 B CONSTRUCTION AND MAINTENANCE) to allow pervious paving systems. Case File Number 201500280.

Proposed Amendment: *Underlined text represents additions to existing ordinance.*

8.4 DESIGN STANDARDS FOR OFF-STREET PARKING FACILITIES

8.4.1 General Requirements

E. Surfacing of all parking facilities shall be concrete, asphaltic concrete, or asphalt and all parking facilities shall be properly graded for drainage and maintained in a good condition, free of weeds, dust, trash and debris, potholes or other surface failures. Pervious pavement or pervious pavement systems are allowed subject to the provisions of Article 8.4.1.J.

8.4.1. J Pervious pavement or pervious pavement systems. Pervious pavement or pervious pavement systems, capable of carrying a wheel load of four thousand (4,000) pounds, including pervious asphalt, pervious concrete, modular pavers designed to funnel water between blocks, lattice or honeycomb shaped concrete grids with turf grass or gravel filled voids to funnel water, plastic geocells with turf grass

or gravel, reinforced turf grass or gravel with overlaid or embedded meshes, or similar structured and durable systems are permitted. Gravel, turf, or other materials that are not part of a structured system designed to manage stormwater shall not be considered pervious pavement or a pervious pavement system. Pervious pavement and pervious pavement systems shall meet the following conditions:

1. All materials shall be installed per industry standards. Appropriate soils and site conditions shall exist for the pervious pavement or pervious pavement system to function. Documentation that verifies appropriate soils and site conditions shall be provided. For further guidance and technical assistance, please refer to the following source: Georgia Stormwater Management Manual: Volume 2 Technical Handbook.
2. All materials shall be maintained per industry and city standards. Damaged areas shall be promptly repaired. Gravel that has migrated from the pervious pavement systems onto adjacent areas shall be swept and removed regularly.
3. Pervious pavement or pervious pavement systems, except for pervious asphalt or pervious concrete, shall not be used for accessible parking spaces or the accessible route from the accessible space to the principal structure or use served.
4. Pervious pavement or pervious pavement systems shall be prohibited in areas used for the dispensing of gasoline or other engine fuels or where hazardous liquids could be absorbed into the soil through the pervious pavement or pervious pavement system.
5. Pervious pavement or pervious pavement systems that utilize turf grass shall be limited to overflow parking spaces that are not utilized for required parking and that are not occupied on a daily or regular basis.
6. Pervious pavement or pervious pavement systems used for parking or associated drive aisles or driveways shall count as impervious surface for the purposes of impervious surface coverage in any zoning district that has a maximum impervious surface limit or percentage, except where a pervious pavement system utilizing turf grass is provided for a fire access lane that is independent of a parking lot.
7. Pervious pavement or pervious pavement systems shall not allow parking spaces, drives aisles, or driveways to be located anywhere not otherwise permitted by the regulations of this zoning ordinance and the district in which it is located.
8. Parking areas shall have the parking spaces marked as required by this article except that pervious pavement systems that utilize gravel or turf may use alternative marking to indicate the location of the parking space, including, but not limited to, markings at the end of spaces on the drive aisle or curbing, wheel stops, or concrete or paver strips in lieu of painted lines.

8.4.2 Parking Space Geometry.

- E. Pedestrian walks shall be located between every other (alternating) parking bay, a parking bay being the vehicular access aisle and parking spaces on one or both side served by it. If parking bays exceed three hundred (300) feet in length without vehicular access to adjacent bays or to another drive or street, a pedestrian walk shall be provided between each parking bay. Required pedestrian walks shall have a four foot (4') clear width and such width shall be protected and maintained by curbs or wheel guards. All pedestrian walks shall be paved and maintained free of standing water. Pervious asphalt or pervious concrete may be used as an alternative to concrete, asphaltic concrete, or asphalt subject to the provisions of Article 8.4.1.J.

8.5.2 Construction and Maintenance

- B. They shall be graded for drainage, surfaced with concrete, asphaltic concrete, or asphalt and maintained in good condition free of weeds, dust, trash and debris and be free from potholes or other signs of surface failure. Pervious pavement or pervious pavement systems are allowed subject to the provisions of Article 8.4.1.J.

Receive public comments-please state your name and property address for the record
Discussion of text amendment by Commissioners

- REVIEW AND DISCUSSION OF REVISED BUILDING PERMIT FEES FOR RECOMMENDATION TO CITY COUNCIL
- DISCUSSION OF ACCESSORY STRUCTURES BY COMMISSIONERS ONLY

8. Unfinished Business

9. Open Public Comments to Non-Agenda items

10. Commissioners' Comments

11. Communication / Announcements

12. Adjourn or Recess